088.0	0001	0032.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	524,500	/	524,500
USE VALUE:	524,500	/	524,500
ASSESSED:	524,500	/	524,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSBORN KRISTINA M
Owner 2:	HILLEBRAND CHRISTOPHER J
Owner 3:	
Street 1:	30 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DERY PRISCILLA -
Owner 2:	-
Street 1:	30 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7412.000	118,700		405,800	524,500
Total Card	0.170	118,700		405,800	524,500
Total Parcel	0.170	118,700		405,800	524,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 749.29 | /Parcel: 749.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55736
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!7151!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0032.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	118,700	0	7,412.	405,800	524,500		Year end	12/23/2021
2021	101	FV	139,900	0	7,412.	405,800	545,700		Year End Roll	12/10/2020
2020	101	FV	139,900	0	7,412.	405,800	545,700	545,700	Year End Roll	12/18/2019
2019	101	FV	118,800	0	7,412.	411,600	530,400	530,400	Year End Roll	1/3/2019
2018	101	FV	118,800	0	7,412.	307,300	426,100	426,100	Year End Roll	12/20/2017
2017	101	FV	118,800	0	7,412.	278,300	397,100	397,100	Year End Roll	1/3/2017
2016	101	FV	118,800	0	7,412.	266,700	385,500	385,500	Year End	1/4/2016
2015	101	FV	118,200	0	7,412.	226,100	344,300	344,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:06:40

LAST REV

Date	Time
09/09/21	10:55:38
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7151

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DERY PRISCILLA,	75534-520	1	9/3/2020		510,000	No	No		
WIBLE DEBORAH J	38298-22		3/13/2003		285,000	No	No		
NANJI FEISAL	30940-331		12/8/1999		182,000	No	No		
NICKERSON CHARL	27907-209		11/25/1997		158,500	No	No		Y

USER DEFINED

Prior Id # 1:	55736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/1997	106	Manual	1,000					REROOF
7/13/1993	316	Manual	1,000					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/8/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	372	PATRIOT
6/19/2003	MLS	MM	Mary M
6/19/2000	MLS		
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7412		Sq. Ft.	Site		0	70.	0.78	5			Topo	-5	Easemen	-5			405,812						405,800	

Total AC/HA:	0.17016	Total SF/SM:	7412	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 405,812	Spl Credit	Total: 405,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	172068
Depreciation:	53341
Depreciated Total:	118727

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

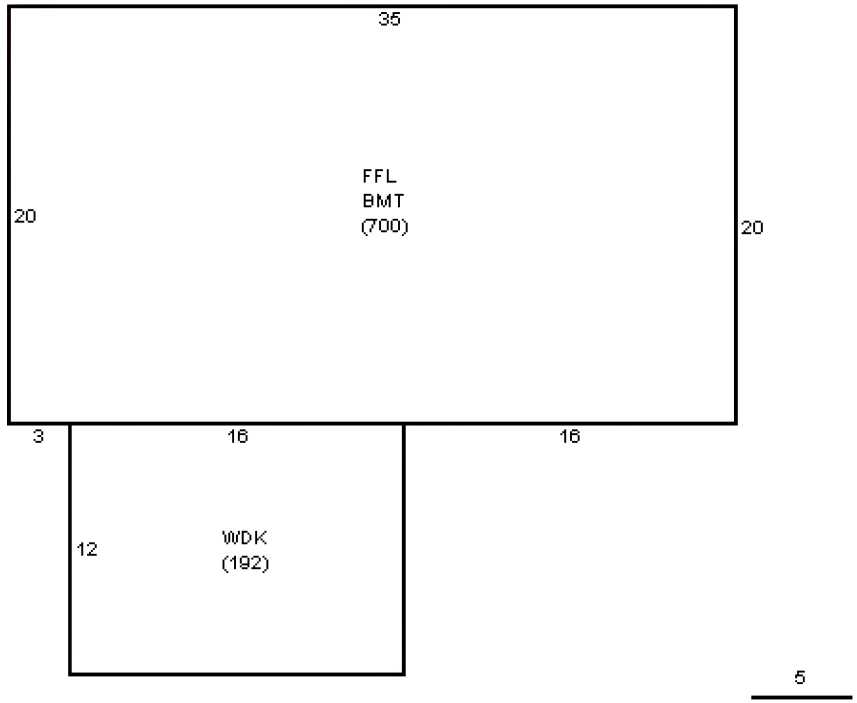
No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	88.12
Final Total:	118700	Val/Su SzAd	169.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	134.990	94,491
BMT	Basement	455	40.500	18,426
WDK	Deck	192	11.210	2,152
	Net Sketched Area:	1,347	Total:	115,069
Size Ad	700	Gross Area	1592	FinArea 700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	65				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

088.0-0001-0032.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: